



# Guthrie Lakes LYRIC

January 2026

Enchanted Forest Property Owners Association (EFPOA) - Website: [www.efpoa.com](http://www.efpoa.com)  
Mailing Address: PO Box 40, Waters, MI 49797 - Club House Phone: 989.732.1942 - Email: [efpoa@efpoa.com](mailto:efpoa@efpoa.com)

## BOARD OF DIRECTORS

President: Tony Esson  
E: [tony@anthonyessonarchitect.com](mailto:tony@anthonyessonarchitect.com)  
Ph: 989.350.1827

Vice Pres: Glenn Fielder  
E: [gdfielder@gmail.com](mailto:gdfielder@gmail.com)  
Ph: 248.420.3139

Treasurer: Steve Junglas  
E: [Steve.Junglas@gmail.com](mailto:Steve.Junglas@gmail.com)  
Ph: 517.930.4120

Secretary: Jennifer Allen  
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Ph: 248.912.8364

### Directors:

Fred Novack  
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Jim Herman  
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Glenn Breuhan  
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Management Staff:  
Sherice Villeme - Business  
Thomas Hall - Facilities  
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## From the President

Greetings from the Great White North!

2025 again tested the strength of our “community” and we passed with flying colors. Mother Nature’s little stunt with the spring ice storm again showed us how little we really have control over, but also how resilient we can be even when it looks like our world is falling apart. With no power, trees down and blocking roads, and piles of debris everywhere, you grabbed a saw, a rake, and whatever else you could to clean- up and bring our community back. And you didn’t choose to stop there but rather lent a hand to others that needed it. We are all neighbors in the sense that we live next to each other, but EFPOA is so much more than just a neighborhood. We are a group that contributes to the common goal of making EFPOA the best community it can be.

Installation of a generator at the Clubhouse is already in the works. Next time, if there is a next time, our community will have access to a place close by to warm up, grab a cup of hot coffee, take a hot shower, or prepare a hot meal. Hopefully we will never need to use our clubhouse as an emergency shelter, but it will be there for our members if we do.

In other news, the Board has approved moving forward with beginning the process of updating our deeded restrictions. Keep in mind, the Board has no authority or power to change the deeded restrictions. That can only be accomplished by a vote of 50% plus one of all lot Owners, separately in each Subdivision. The first step in updating the deeded restrictions will be a membership approval changing the approval threshold from 50% plus one of all lot Owners to 50% plus one of all votes cast. Once that is approved making changes to the deeded restrictions will be more easily accomplished by the membership by any regular vote where there is a quorum of 75 members. Our deeded restrictions are 50 years old. EFPOA is not the same community that it was in 1973 and our membership needs a mechanism to effect changes to the restrictions that govern their community.

continued

## From the President continued

This change is not about the Board making more rules, but rather about returning the power to the membership and allowing the membership to make changes to the restrictions that govern their association. Please take a moment and complete the First Amendment to Building and Use Restrictions. You will need to have your signature validated by a Notary Public for the amendment to be valid. Notary Publics are available at most banks.

It is also time again to call for nominations for the Board of Directors. I will not be seeking re-election to the Board in 2026. I have happily served as your president for more than 13 years and am ready for a break. I believe that I am leaving the Board at a good time and in good hands. The association is strong, financially sound, and stable but it needs the help of three volunteers interested in seeing EFPOA prosper to fill empty seats. If you are interested in serving on the EFPOA Board of Directors, we would welcome you submit a nomination letter to the Election Committee. Feel free to contact Sherice if you need help with the process.

I hope that everyone enjoyed safe and HAPPY HOLIDAYS, and I wish you all the best in 2026!

Anthony P. Esson  
President EFPOA

## HELP WANTED

We are looking for summer Clubhouse supervisors. Must be 18 years old, be willing to work weekdays and weekends. 20-35 hours per week. Applications are available at the Clubhouse.

## Winter Clubhouse Hours

**Sunday & Monday-- CLOSED**

**Tuesday – 10:00 am - Noon**

**Wednesday – 10:00 am – Noon**

Euchre - 6:00 – 8:00 pm

**Thursday - 10:00 am – Noon**

**Friday & Saturday – Noon – 5:00 pm**

## Board Meetings

- Thursday April 23, 2026 – 6 pm
- Thursday May 28, 2026 - 6 pm
- Saturday July 18, 2026 - 10 am

## Garbage

**Reminder...** Garbage cans are to be brought in from the road the evening of garbage pick-up every week. Please do not leave them out at the road.

## Monthly Payments

I know it can be tough paying the yearly dues in 1 lump sum, being they are due right after the Holidays and the dreaded taxes! If you would like to set up monthly payments for **next year's** dues, so they are paid in full with the discount, please contact Sherice at the Clubhouse.

## 2026 BOARD ELECTIONS COMING!

This communication is the official “call for nominations” to fill three (3), three-year EFPOA Board of Director vacancies beginning July 2026. The current terms of service for Tony Esson, Fred Novack and Glenn Breuhan will expire July 18, 2026, at the Annual Meeting. We are very grateful for their valuable contributions to the EFPOA over the past three years!

Have you considered being a “nominee” for the Board? If so, you must;

- 1) Be a property owner whose **name is on the deed** and be a **member in good standing (maintenance fees paid)**.
- 2) You must draft a resume **of no more than 200 words**, state why you'd like to be on the Board, share your background, experience and expertise.
- 3) Mail your resume to: **EFPOA Elections Committee**  
**PO Box 40**  
**Waters, MI 49797**

**OR**

**Drop** your resume addressed to **EFPOA Elections Committee** at the clubhouse **in the locked election box** during regular business hours.

Resumes must be RECEIVED or DROPPED OFF at the clubhouse no later than Friday, May 1, 2026, 12 Noon.

## FIREWORKS REGULATIONS

Effective January 1, 2012, Michigan passed the Fireworks Safety Act, MCL 28.451, et. seq. (the “Act”), which outlines specific conduct that is outlawed regarding fireworks in the State of Michigan;

Section 12(1) of the Act, MCL 28.462(1), states that a “Person,” shall not ignite, discharge, or use consumer fireworks on the property of another Person, including a corporation or association pursuant to Section 2(y) of the Act, MCL 28.452(y), without that Person's express permission to use those fireworks on the property;

For purposes of these Regulations, “Fireworks” shall mean those as defined by the Act, including but not limited to those classified as consumer fireworks, low-impact fireworks, and display fireworks, and any combustible or explosive device or composition that, when ignited or activated, is designed to produce visible or audible effects, including sparks, smoke, flame, light, noise, or a combination of these;

To protect the Common Properties and Association members from the dangers and nuisances associated with fireworks, igniting, discharging, and/or use of Fireworks on the Common Properties without the express written permission of the Board of Directors of the Association is strictly prohibited;

If the Association determines, in the sole discretion of the Board of Directors, that the Fireworks Regulations are being violated, the Association may pursue the enforcement policies outlined in the Association's General Rules and Regulations, effective December 2024, as amended.

# Activities

## January

Saturday 1/3- Pancake Breakfast – 9:00 am - \$4  
Saturday 1/17 – Soup Social – 5:30 pm

## February

Saturday 2/7 – Pancake Breakfast – 9:00 am - \$4  
Saturday 2/21 – Spaghetti Night – 5:30 pm - \$5

## March

Saturday 3/7- Pancake Breakfast – 9:00 am - \$4  
Saturday 3/21 – Corn Beef Dinner - \$8 – 5:30 pm

## April

Saturday 4/4 – Easter Egg Hunt – 1:00 pm  
Thursday 4/23 – Board Meeting – 6:00 pm

## May

Saturday 5/2 - Pancake Breakfast – 9:00 am - \$4  
Saturday 5/23 – Chicken BBQ Potluck – 5:30 pm  
Thursday 5/28 – Board Meeting – 6:00 pm

## June

Saturday 6/6 - Pancake Breakfast – 9:00 am - \$4  
Saturday 6/13 – Pizza Night – 5:30 pm - \$8

## July

Saturday 7/4- Annual Picnic – 5:30 pm  
Saturday 7/18 – Annual Meeting – 10:00 am  
Saturday 7/25 - Pizza Night – 5:30 pm - \$8

## August

Saturday 8/1- Pancake Breakfast – 9:00 am - \$4  
Saturday 8/15- Pizza Night – 5:30 pm - \$8

## September

Saturday 9/5- Labor Day Potluck – 5:30 pm  
Saturday 9/19- TBD – 5:30 pm

## October

Saturday 10/3- Pancake Breakfast – 9:00 am - \$4  
Saturday 10/31- Trunk or Treat – 4:00 pm

## November

Saturday 11/7 - Pancake Breakfast – 9:00 am - \$4  
Saturday 11/14 - Hunters Stew – 5:30 am - \$8

## December

Saturday 12/5- Christmas Dinner Potluck – 5:30 pm  
Saturday TBD- NY Strip Dinner Potluck – 5:30 PM

Some dates subject to change  
Please check our website

## Spring Clean up

We would like to have a spring clean up day each year. We will meet at the clubhouse, assign roads and provide maps and garbage bags and after a picnic at the clubhouse! It will be sometime in the spring, after the snow melts but before the weeds start to grow. So, look for an evite – we hope to see you there!

